

**REGULAR CITY OF EUREKA PLANNING COMMISSION MEETING
MONDAY, MARCH 13, 2006 5:30 P.M.
CITY COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 531 "K" STREET,
EUREKA, CA**

Community Development Department (707) 441-4160

ACCESSIBILITY NOTICE: The meeting room is wheelchair accessible. Accommodations and access to City meetings for people with other special needs must be requested of the City Clerk at 441-4175 in advance of the meeting. This agenda and other materials are available in alternative formats upon request.

I. ROLL CALL

II. SALUTE TO THE FLAG

III. APPROVAL OF MINUTES

- A. February 13, 2006 regular meeting minutes.

IV. BUSINESS

- A. Old Business:
None
- B. New Business:
None

V. PUBLIC HEARINGS

A. Continued/Rescheduled Applications:

1. **Project Title:** Rodriguez Secondary Dwelling Unit Variance
Case No.: V-05-024
Project Applicant: Eugene & Karen Rodriguez
Project Location: 3563 Oregon Street; APN 008-212-010
PROJECT DESCRIPTION: The applicant is requesting two variances that, if granted, would facilitate the development of a single-story secondary dwelling unit with and attached carport. The variances are to allow deviation from the Code for minimum lot width and minimum lot size. The existing substandard lot size (5000 square feet) and lot width (50 feet) necessitate these variances for the proposed project.
2. **Project Title:** Eureka Florist Variance
Case No.: V-06-001
Project Applicant: Sanders and Westlund
Project Location: 524 Henderson & 2814 G Street; APN 010-243-003 & 010-243-005
PROJECT DESCRIPTION: The applicants are requesting a variance to the minimum

lot size and minimum lot dimensions; which if granted, would facilitate a future application for a subdivision that would create two parcels. Parcel one would be approximately 2,360 square feet and have dimensions of 29.51' wide x 80' deep-encompassing the entire Eureka Florist building. Parcel two would be approximately 3,220 square feet with dimensions of 40' wide by 80' deep. It would contain the existing residence at 2814 G Street. At this time only the variance is being requested.

B. New Applications:

1. Project Title: Eureka Pacific, Inc. Vigo & Broadway Development

Case No.: C-04-007

Project Applicant: Eureka Pacific, LLC

Project Location: 2616 Broadway (southwest corner of Vigo Street and Broadway); APN 007-121-005 & -007; Caltrans Post Mile 076.750

PROJECT DESCRIPTION: The applicant is requesting a conditional use permit for the construction of a restaurant (possibly with a drive thru window) near the corner of Vigo and Broadway. The development of a restaurant (whether or not it includes a drive-thru window) is a conditionally permitted use within the (coastal) Commercial Service (CS) zone district. The restaurant, which is the subject of this conditional use permit, is an element of a larger retail development proposed for the property. The larger retail development does not require a conditional use permit, and therefore, is not under consideration by the Planning Commission at this time. The project site is located within the coastal zone; therefore, the entire project, including the subject restaurant, requires a coastal development permit, which is being processed concurrent to the conditional use permit (CDP-04-009). The coastal development permit will be considered at a future public hearing before the City Council.

VI REPORTS AND COMMUNICATIONS

A. Directors Items

VII. ORAL COMMUNICATIONS

This section of the meeting provides Commissioners and the public an opportunity to address the Commission on any subject not appearing on the agenda. No action may be taken on any item not on the Agenda.

VIII. ADJOURNMENT

To the regular Planning Commission meeting at 5:30p.m., Monday, April 10, 2006.